

STATE MS.-DE SOTO CO.

FILED

APR 7 3 13 PM '99

JEFFERSON R. COKER, GRANTOR)
 TO)
 JAMES F. SANDERS, ET UX, GRANTEEES)

BK 350 PG 297
 WARRANTY DEED W.E. DAVIS JR. CLK.

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, JEFFERSON R. COKER, devisee under the provisions of the last will and testatment of Audrey L. Caldwell, deceased, widow of Joseph M. Caldwell, filed for probate in Cause No. 98-11-1469 in the Chancery Court of DeSoto County, Mississippi, do hereby sell, convey and warrant unto JAMES F. SANDERS AND WIFE SHIRLEY A. SANDERS as tenants by the entirety with rights of survivorship and not as tenants in common, my undivided one seventh (1/7th) interest in the following described lands lying and being situated in the City of Southaven, in Section 27, Township 1 South, Range 8 West, DeSoto County, Mississippi:

LOT 2663, SECTION M, SOUTHAVEN WEST SUBDIVISION, AS FOUND IN PLAT BOOK 4, PAGES 52 AND 53 IN THE OFFICE OF THE CHANCERY COURT CLERK OF SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION

The warranty of this deed is subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in said City of Southaven; to all applicable building restrictions and restrictive covenants of record.

Possession is given upon the delivery of this deed. Taxes for the year 1999 shall be prorated.

The Grantor warrants said lands do not constitute his homestead.

WITNESS MY SIGNATURE this the 23 day of March, 1999.

Jefferson R Coker
 JEFFERSON R. COKER

STATE OF LOUISIANA
PARISH OF East Baton Rouge

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named JEFFERSON R. COKER who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 23 day of MARCH, 1999.

DOCUMENT NOT PREPARED
BY NOTARY

My Commission Expires:

at my death


TITLE: NOTARY PUBLIC

NOTARY LIABLE FOR
NOTARIZATION ONLY

ADDRESS OF GRANTOR:

3413 Hollywood
Baton Rouge, LA 70805

PHONE (RES) 225-357-8644

PHONE (BUS) SAME

ADDRESS OF GRANTEE:

2072 Corner Hous
SOUTHAVEN MS 38671

PHONE (RES) 601-342-0857

PHONE (BUS) 601-342-0857

Prepared by:

William W. Ballard
2310 Elm Street
Hernando, Ms 38632
601-429-7886

~~Prepared by/Return to:~~

Joseph M. Sparkman, Jr.
Attorney at Law
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